110.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 554,500 / 554,500
					USE VALUE: 554,500 / 554,500
					ASSESSED: 554,500 / 554,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVARD ILKA M
Owner 2:	
Owner 3:	
Street 1:	92 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WARE ALAN D/MAURA A -
Owner 2:	-
Street 1:	92 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1920, having primarily Clapboard Exterior and 1166 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	118,700	1,100	434,700	554,500
Total Card	0.207	118,700	1,100	434,700	554,500
Total Parcel	0.207	118,700	1,100	434,700	554,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.76 | /Parcel: 475.7

Legal Description

User Acct 70238

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

!8608!

PREVIOUS ASSESSMENT

Parcel ID 110.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	118,700	1100	9,000.	434,700	554,500	554,500	Year End Roll	12/18/2019
2019	101	FV	121,500	0	9,000.	428,500	550,000	550,000	Year End Roll	1/3/2019
2018	101	FV	121,500	0	9,000.	365,700	487,200	487,200	Year End Roll	12/20/2017
2017	101	FV	121,500	0	9,000.	345,000	466,500	466,500	Year End Roll	1/3/2017
2016	101	FV	121,500	0	9,000.	317,400	438,900	438,900	Year End	1/4/2016
2015	101	FV	95,800	0	9,000.	296,700	392,500	392,500	Year End Roll	12/11/2014
2014	101	FV	153,700	0	3,000.	202,000	355,700	355,700	Year End Roll	12/16/2013
2013	101	FV	153,700	0	3,000.	202,000	355,700	355,700		12/13/2012

PRINT

Date	Time
12/10/20	23:09:44

LAST REV

Date	Time
12/27/19	08:41:30

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8608

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARE ALAN D/MAU	63070-176		12/17/2013	Mult Lots	357,000	No	No		
DONLAN JOHN E &	44482-435		1/14/2005		339,900	No	No		
JUNKERMAN JOHN	29735-147		2/1/1999		190,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1308	Redo Bat	1,000					
10/3/2018	1447	Re-Roof	500	C				
8/14/2014	980	Manual	3,000		8/14/2014			Blown in cellulose
1/19/1999	30	Manual	1,600					REROOF LEFT SIDE

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/3/2014	Info Fm DEED	MM	Mary M
11/14/2008	Meas/Inspect	189	PATRIOT
6/24/2005	MLS	HC	Helen Chinal
2/1/2000	Meas/Inspect	264	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.69	6			Ledge	-10					434,702						434,700	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 434,702 | Spl Credit | Total: 434,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	D - Design	20.	%
Economic:			%
Special:			%
Override:			%
	Total:	48.48	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	230461
Depreciation:	111728
Depreciated Total:	118734

COMMENTS

HOUSE ATTACHED. ONE ROOM IN UAT.. Lot 110-2-6 combined with house lot 4/3/2014.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

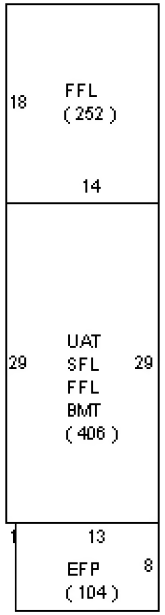
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	70.82
Final Total:	118700	Val/Su SzAd	111.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	658	134.990	88,821
BMT	Basement	406	40.500	16,441
SFL	Second Floor	406	134.990	54,805
EFP	Enclos Porch	104	53.400	5,553
UAT	Upper Attic	102	94.490	9,591

Net Sketched Area:	1,676			Total:	175,211
Size Ad	1064	Gross Are	1980	FinArea	1166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 110.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1975	0.00	T	35.2	101						
19	Patio	D	Y	1	14X26	A	AV	2020	3.28	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100